

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address CAROLYN A. DYE (SBN 97527) 3435 Wilshire Blvd. Suite 990 Los Angeles, CA 90010 Telephone: 213/368-5000 Facsimile: 213-368-5009 Email: trustee@cadye.com Chapter 7 Trustee <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: LARRY HILL MARTIN, Debtor(s).	CASE NO.: 2:20-bk-10404-BR CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/26/2021	Time: 10:00 am
Location: Courtroom 1668, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** _____

Description of property to be sold:

Commercial office building located at 3002 W. 73rd Street, Los Angeles, CA 90043 (the "Property").

Terms and conditions of sale:

The sale is on an "as is - where is" basis and not subject to any financing or other contingencies. There are no tenants and the Property will be delivered vacant.

Proposed sale price: \$ 610,000.00 _____

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

The minimum overbid for the Property shall be \$2,000 above the present offer and any subsequent overbids shall be at least \$2,500 over the preceding offer. A minimum deposit of \$20,300 shall be by cashier's check payable to the estate.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

2020 at 10:00 a.m. at Courtroom 1668, 255 E. Temple Street, Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carolyn A. Dye
3435 Wilshire Blvd.
Suite 990
Los Angeles, CA 90010
Telephone: 213/368-5000
Facsimile: 213-368-5009
Email: trustee@cadye.com

Date: 01/05/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 3435 Wilshire Blvd., Suite 990, Los Angeles, California 90010.

A true and correct copy of the foregoing document entitled Notice of Sale of Estate Property [3002 W. 73rd Street, Los Angeles, CA 90043] will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On January 5, 2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Carolyn A Dye (TR)
Misty A Perry Isaacson

trustee@cadye.com; cdyecf@ecf.axosfs.com; atty@cadye.com
misty@ppilawyers.com; ecfcf@ppilawyers.com;
perryisaacsonmr51779@notify.bestcase.com
cdcaecf@bdfgroup.com
ustpreion16.la.ecf@usdoj.gov

Edward A Treder
United States Trustee (LA)

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On January 5, 2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

United States Bankruptcy Court
The Honorable Barry Russell
United States Bankruptcy Judge
255 East Temple Street
Suite 1660
Los Angeles, CA 90012

Mustafa Abdul-Rahman
1100 S. Hope Street
Suite 103
Los Angeles, CA 90015

Larry Hill Martin
3002 W. 73rd Street
Los Angeles, CA 90043

Larry Hill Martin
1100 S. Hope Street
Suite 103
Los Angeles, CA 90015

■ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY - N/A: Pursuant to Fed.R.Civ.P. 5 and/or controlling LBR, on _____, 2021, I arranged for service on the following person as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Dated: January 5, 2021


Shawn Sterrett

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Label Matrix for local noticing
0973-2
Case 2:20-bk-10404-BR
Central District of California
Los Angeles
Tue Jan 5 07:27:36 PST 2021

LEA Accountancy, LLP
3435 Wilshire Boulevard
Suite 990
Los Angeles, CA 90010-1998

American Contractors Indemnity Company
801 S. Figueroa St Suite 700
Los Angeles, CA 90017-2523

Credit One Bank
PO Box 60500
City of Industry, CA 91716-0500

JC Penny
PO Box 960090
Orlando, FL 32896-0090

New York Life Insurance Company
3550 Wilshire Boulevard #1750
Los Angeles, CA 90010-2460

Regional Acceptance
PO Box 830913
Birmingham, AL 35283-0913

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Carolyn A Dye (TR)
Law Offices of Carolyn Dye
3435 Wilshire Blvd, Suite 990
Los Angeles, CA 90010-1998

American Contractors Indemnity Company
c/o Misty Perry Isaacson
Pagter and Perry Isaacson
525 N. Cabrillo Park Drive, Suite 104
Santa Ana, CA 92701-5017

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

(p)CITIBANK
PO BOX 790034
ST LOUIS MO 63179-0034

Discover Bank
Discover Products Inc
PO Box 3025
New Albany OH 43054-3025

Los Angeles Department of Water and Power
PO Box 30808
Los Angeles, CA 90030-0808

NewRez LLC
PO Box 6509
City of Industry, CA 91716-0509

Resurgent Receivables, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Valero
PO Box 300
Alamo, TX 79105-0300

Larry Hill Martin
1100 S Hope St Suite 103
Los Angeles, CA 90015-2183

Coldwell Banker
Coldwell Baker
2444 Wilshire Blvd
Santa Monica, CA 90403-5800

American Contractors Indemnity Company
c/o PAGTER AND PERRY ISAACSON
525 N. Cabrillo Park Drive, Suite 104
Santa Ana, CA 92701-5017

CareCredit
PO Box 960061
Orlando, FL 32896-0061

Discover Card
PO Box 29013
Phoenix, AZ 85038-9013

Los Angeles Fire Department
PO Box 845257
Los Angeles, CA 90084-5257

PYOD, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Southern California Gas
PO Box C
Monterey Park, CA 91754-0932

Zitech
PO Box 7169
Pasadena, CA 91109-7169

Mustafa Abdul-Rahman
Law Offices of Mustafa Abdul-Rahman
1100 S Hope St Ste 103
Los Angeles, CA 90015-2183

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Best Buy
PO Box 78009
Phoenix, AZ 85062-8009

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(d) Lea Accountancy LLP
3435 Wilshire Blvd Ste 990
Los Angeles, CA 90010-1998

End of Label Matrix	
Mailable recipients	26
Bypassed recipients	2
Total	28